

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Unit 1, Whitehall Industrial Park, Whitehall Road, Tipton DY4 7JR

TO LET

OFFICES

Size
1,914 sq ft (178 sq m)

Rent
£18,000 per annum exclusive

Former Day Nursery

Communal car parking to the front

New lease available

Location

The property is located on the Whitehall Industrial Park, Whitehall Road, Tipton. Great Bridge Town Centre is within a quarter of a mile. The Motorway Network is accessible via Junctions 1 and 2 M5 at West Bromwich and Oldbury as well as Junction 9 of the M6 at Wednesbury. All three Motorway Junctions are located within 3-4 miles approx. of the Estate.

Description

The detached two storey building comprise a range of private and open plan rooms with suspended ceilings and UPVC windows. Toilets and a kitchen are included. A small private external play area is located to the side of the building.

Accommodation (Nett Internal Area) approx.

1,914 sq.ft (177.91 sq.m)

Services

All mains services are connected. A gas fired boiler is included which feeds panel radiators to both floors.

The electricity is purchased direct from the estate.

Rating Assessment

Rateable Value: £9,900

U.B.R. 51.2p in the £(2023/24)

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The lease will be excluded from the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

The lease will incorporate a service charge provision to cover monitored C.C.T.V. and the repair/maintenance of all common areas etc.

Rent

£18,000 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Energy Performance Certificate

EPC - To follow.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Legal Costs

Each party to bear their own.

Viewing

Strictly via the Sole Agents Sellers Chartered Surveyors
01384 456789.

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Additional Images



Location Map

